128.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,090,300 / 1,090,300
					USE VALUE:	1,090,300 / 1,090,300
					ASSESSED:	1,090,300 / 1,090,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	REVERE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUDGE SHARON A/KEVIN M
Owner 2:	JUDGE MARY LOUISE
Owner 3:	
Street 1:	15A REVERE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JUDGE JAMES A -
Owner 2:	-
Street 1:	15A REVERE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,186 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3077 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7186.000	575,100	6,700	508,500	1,090,300
Total Card	0.165	575,100	6,700	508,500	1,090,300
Total Parcel	0.165	575,100	6,700	508,500	1,090,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.40 | /Parcel: 354.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83233
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	575,100	6700	7,186.	508,500	1,090,300	1,090,300	Year End Roll	12/18/2019
2019	104	FV	421,700	4700	7,186.	476,700	903,100	903,100	Year End Roll	1/3/2019
2018	104	FV	421,700	4700	7,186.	394,100	820,500	820,500	Year End Roll	12/20/2017
2017	104	FV	395,100	4700	7,186.	362,300	762,100	762,100	Year End Roll	1/3/2017
2016	104	FV	395,100	4700	7,186.	330,500	730,300	730,300	Year End	1/4/2016
2015	104	FV	351,500	4700	7,186.	324,100	680,300	680,300	Year End Roll	12/11/2014
2014	104	FV	351,500	4700	7,186.	301,300	657,500	657,500	Year End Roll	12/16/2013
2013	104	FV	366,000	4700	7,186.	286,600	657,300	657,300		12/13/2012

!10043!

PRINT

Date	Time
12/11/20	00:24:24

LAST REV

Date	Time
08/13/19	10:45:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10043

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUDGE JAMES A	1263-139		1/22/2003	Family	300,000	No	No		
JUDGE MARY ISAB	1028-104		3/8/2001	Family		No	No		
	801-9		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	163	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
10/29/1989	Meas/Inspect	163	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7186		Sq. Ft.	Site		0	80.	0.88	9									508,464						508,500	

Total AC/HA:	0.16497	Total SF/SM:	7186	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	
Total:	508,464	Spl Credit		Total:	508,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02715516
Const Adj.:	0.97515047
Adj $ / SQ:	170.277
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706477
Depreciation:	131405
Depreciated Total:	575072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	13	BRs:	4	Baths:	3	HB						

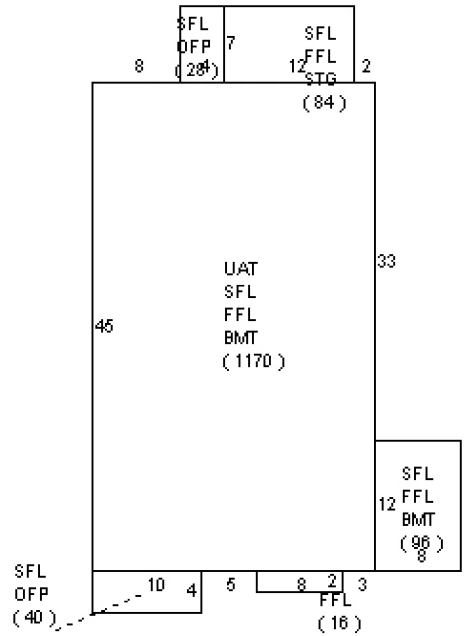
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.28
Special Features:	0	Val/Su Net:	127.94
Final Total:	575100	Val/Su SzAd	206.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,418	170.280	241,453
FFL	First Floor	1,366	170.280	232,599
BMT	Basement	1,266	51.080	64,671
UAT	Upper Attic	293	119.190	34,864
STG	Storage	84	8.170	687
OFP	Open Porch	68	39.750	2,703

Net Sketched Area:	4,495			Total:	576,977
Size Ad	2784	Gross Are	5372	FinArea	3077

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1926	21.94	T	40	104			4,700			4,700
22	Wood Deck	D	Y	1	15X15	A	AV	2000	10.44	T	15.2	104			2,000			2,000

More:	N	Total Yard Items:	6,700	Total Special Featues:	Total: 6,700